

Property Address: 165 Eagle Cove Dr, Pelham, AL 35124,

SELLER POA NON-REVOCATION AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, personally appeared **Victoria Ashley Boudreaux** who, after first being duly sworn, deposes and states, with personal knowledge, and under penalty of perjury, the following true statements:

1. My name is Victoria Ashley Boudreaux. I am over 19 years of age and presently Attorney in Fact under Durable Power of Attorney for Michael Boudreaux, dated February 29, 2024.
2. I have signed documents in connection with a sale of property, and in particular a Warranty Deed, as well as other related documents, executed under my capacity as Agent and Attorney in Fact under the power of Attorney for the property with a mailing address of **165 Eagle Cove Dr, Pelham, AL 35124**, and more particularly described in **Exhibit A** attached hereto.
3. I have had contact with Michael Boudreaux prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, Michael Boudreaux has/have NOT rescinded his/her/they Power of Attorney described above, and it is still in full force and effect. He/she/they is/are aware of my executing the closing documents and especially the Warranty Deed as well as other closing documents.

After acknowledgment of the above statements, I/We, affiant(s), do hereby agree to Indemnify, Release, Hold Harmless, and make whole South Oak Title Pelham, LLC, all Partners, Employees and business associates of South Oak Title Pelham, LLC, FirstBank, Stewart Title Guaranty Company, the closing agent/attorney, and/or any of their business affiliates against any monetary expense and/or liability resulting from any cost, damage, suit, action, demand, judgment, past due amounts, and/or loss in relation to any fraudulent or misrepresented statement above.

Executed this 01 day of March, 2024

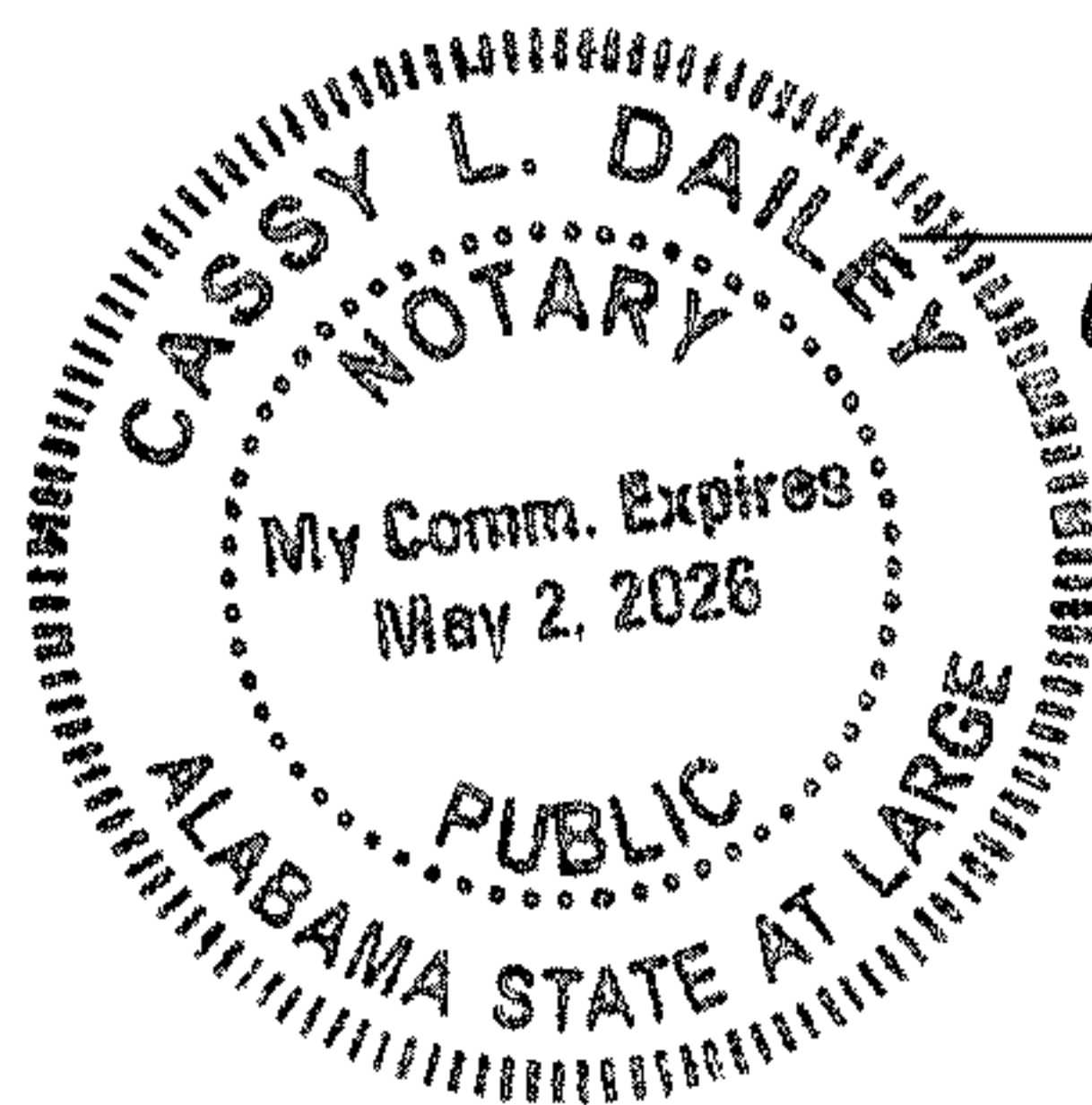
[Signature]
Victoria Ashley Boudreaux

03/01/2024
Date

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 01 day of March, 2024, by **Victoria Ashley Boudreaux**.

(Seal)



[Signature]
Notary Public
05/02/2026

Exhibit A

LOT 47, ACCORDING TO THE MAP OF EAGLE COVE SUBDIVISION, AS RECORDED IN MAP BOOK 35, PAGE 119, AND REFILED IN MAP BOOK 35, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2024 01:04:43 PM
\$25.00 BRITTANI
20240306000061560

Brittani S. Bayl